

**PB# 88-17**

**Anthony's Pier 9  
(Amended SP)**

**37-1-25,26,27**

Anthony's Pier Nine Amended Site 5-11-88  
88-17 Approve

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

9874

June 1, 1988

Received of Anthony's Pier 9 \$ 136.50

One Hundred Thirty-Six 50/100 DOLLARS

For Site Plan (\$100.00) Pl. Board Engineering Fee (\$36.50)

DISTRIBUTION

FUND	CODE	AMOUNT
CHECK #011884		\$136.50

By Pauline D. Townsend

Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

3-31-88

Building Inspector  
P.B. Engineer

Fire  
water

Sever  
Highway

D.O.T.

O.C.H.

O.C.P.

D.P.W.

County File No. NWT 17-88 M

**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Anthony's Pier 9.....

for a site plan.....

County Action: returned for Local Determination.....

**LOCAL MUNICIPAL ACTION**  
The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....

(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue

9691

	CODE	AMOUNT
Check # 011884		\$ 136.50

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline D. Townsend

Town Clerk

Title

3-31-88

Building Inspector  
P. B. Engineer

Fire  
water

Sewer  
Highway

D.O.T.

O.C.H.

O.C.P.

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County File No. NWT 17-88 M

**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Anthony's Pier 9.....  
for a site plan- 9W.....  
County Action: returned for Local Determination.....

**LOCAL MUNICIPAL ACTION**  
The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

**General Receipt**

9691

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

March 23 19 88

Received of Anthony's Pier \$ 25.00

Twenty-five and 00/100 DOLLARS

For Amended Site Plan 88-17

**DISTRIBUTION**

FUND	CODE	AMOUNT
Cash		25.00

By Pauline D. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME:

*Anthony's Pier 9 Amended Site Plan*

PROJECT NO. :

*88-17*

TYPE OF PROJECT:

Subdivision

Site Plan ☒

Lot Line Change

Other (Describe)

TOWN DEPARTMENT REVIEWS:

Date

Date

Not

App'd

Not App'd

Required

Planning Board Engineer

Highway

Bu. Fire Prev.

Sewer

Water

Flood

*4-19-88*

☒

☒

OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYSDOH

OTHER (SPECIFY)

*4-8-88*

*See COMMENTS*

*No Review Needed 4-14-88*

SEOR:

Lead Agency Action

Determination

EAP Short

Long

Submitted

Accepted

Proxy: Filed

Representative

PUBLIC HEARING:

Held (DATE)

Waived\*

Other

(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date

+ 30 days = Action Date

Preliminary P/H Date

+ 45 days = Action Date

Preliminary App'l Date

+ 6 months = Final Resub. Date

Final Plan Date

+ 45 days = Final App'l Date

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date

+ 6 months = Submittal Date

First Meeting Date

+ 90 days = Final App'l Date

ANTHONY'S PIER 9 AMENDED SITE PLAN (88-17)

Mr. Joseph Bonura came before the Board representing this proposal.

Mr. Bonura: I think where we left it last time, you wanted the Fire Prevention Board's approval. I had to go to that meeting. That was all I needed.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor take lead agency status and make a negative declaration in regard to Anthony's Pier 9 amended site plan.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. JONES	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE

Mr. Scheible: I make a motion that the Planning Board of the Town of New Windsor grant final approval to the site plan of Anthony's Pier 9.

Mr. McCarville: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. JONES	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Anthony's Pier 9 Site Plan Amendment  
PROJECT LOCATION: Route 9W (Southbound Side)  
PROJECT NUMBER: 88-9  
DATED: 11 May 1988

1. The Applicant has submitted a plan for the ammendment of the previously approved site plan to include enclosing a deck to the south of the existing structure, as well as an addition of a two-story garage and storage building to the rear of the existing structure. In addition, a retaining wall/fence has been added to the limits of the southerly parking area. The plan ammendment was previously reviewed at the 23 March 1988 Planning Board Meeting.

2. It is my understanding that each of the Town Department's have reviewed the Plan and have approved same. In addition, the Orange County Department of Planning has indicated a "local determination" for this ammendment.

3. It is recommended that the Board require that a Building Permit be obtained for the retaining wall/fence and, as part of same, a design showing structural adequacy be submitted by a Licensed Professional Engineer for record purposes in the Building Inspector's office.

4. The Board should take the position of Lead Agency under the SEQRA review process, and it is recommended that this action be identified as "unlisted" and that a negative declaration be made.

5. It is my opinion that the ammendment for the Anthony's Pier 9 site, as submitted, is acceptable from an engineering standpoint.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Mark J. Edsall', is written over a horizontal line.

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

anthony

AS OF: 05/21/88

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56 NEW WINDSOR PLANNING BOARD  
TASK: 88- 17

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
88-17	11398	03/21/88	TIME	MJE	MC	PIER 6 SITE PLAN	40.00	0.30	12.00			
88-17	14025	05/09/88	TIME	MJE	MC		40.00	0.20	8.00			
88-17	14026	05/10/88	TIME	MJE	MC		40.00	0.20	8.00			
88-17	14265	05/10/88	TIME	NJE	CL	PIER 9	17.00	0.50	8.50			
TASK TOTAL									36.50	0.00	0.00	36.50
GRAND TOTAL									36.50	0.00	0.00	36.50

100.00  
136.50

Telephoned 5-27-88

paid  
565-3390





McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

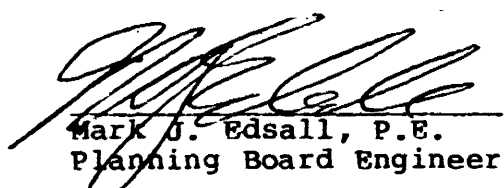
PROJECT NAME: Anthony's Pier Nine Site Plan Amendment  
PROJECT LOCATION: Route 9W  
NW #: 88-9  
23 March 1988

1. The Applicant has submitted a plan for the amendment of the previously approved Site Plan to include enclosing a deck to the south of the existing structure, as well as an addition of a two story garage and storage building of 10,000 square foot area to the rear of the existing structure. In addition, a retaining wall/fence has been added to the limits of the southerly parking area.

2. The Planning Board may wish to have the three amendment additions reviewed by all Town Departments, prior to taking final action.

3. From an engineering standpoint, the two modifications to the existing structure appear acceptable. The Board may wish to insure that a building permit was obtained for the retaining wall/fence and that, as part of same, a design showing structural adequacy was prepared by a licensed professional engineer and submitted to the Building Inspector for record purposes.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEcao  
Anthony.cao

J-23-88

Mr. Joseph Bonura came before the Board representing this proposal.

Mr. Bonura: What we would like to do, you see down the bottom of the page in the middle is really a continuation. This piece belongs up here. We want to put an addition on the back 50 x 100 for storage and a garage. We have a lot of things to store. We have warehouse. the next property over is a 12,000 sq. foot warehouse. I sold all my Perkins and we are in the process of selling Lisini's and Mr. B's future is up in the air so I am going to be left with Pier 9 which I want to devote all my energies to. If we don't have that 12,000 sq. foot warehouse I have to take the freezers and put them down back there and I have five Rolls Royces which have to be housed someplace. I have three of them home, one of them is in somebody elses garage and one other I want to put them all together in one room. It is a 100% storage and garage. I want to make it two floors so I have enough storage so that I never have to come back here. There is a lot of sets of dishes and glasses. The catering business is not like the restaurant business. You have to have a lot of extra equipment that you must have and you must have a place to store it. This is what we are doing now.

Mr. Scheible: Do you have a comment from the Fire Bureau.

Mr. Babcock: No not yet. It hasn't gone out.

Mr. Edsall: It is here for initial discussion then it gets circulated. You are still going to be able to go around the building.

Mr. Bonura: It meets all the requirements. We are not adding anything, just storage. We just didn't take any parking away, just cutting another piece of the hill out. Right now, there is a drive that goes around the existing building and well, it is not a drive, but there is a garden around there so that is going to be continued.

Mr. Scheifer: The only thing is the Fire Bureau has to approve that and once that is in place I see no problem.

Mr. Bonura: Can we get approval subject to their approval.

Mr. Scheible: Fire Bureau has been coming down very very heavy on us in the last few months for just what you are asking.

Mr. Bonura: I don't want to do anything.

Mr. Scheible: You have two more weeks, April 19th is their next meeting.

Mr. Ronces: There is a Planning Board meeting on the 27th.

Mr. Scheible: That is four weeks from today. You are going to pass this on to Bobby Rogers.

Mr. Ronces: Is there any conceivable thing that the Fire Board could say?

Mr. Scheible: From what I heard from some people the Fire Board, what you have labeled as lobby and coat storage, we know it is not. They are looking at that as a lobby and coat storage, that is a cocktail lounge.

Mr. Bonura: We will retable it. We can get on for the 27th?

Mr. Scheible: Yes, definitely or we could sooner should something happen.

Mr. McCarville: Is the addition going to be shingled.

Mr. Bonura: No, it is all block wall - fire doors.

Mr. McCarville: Very good. Thank you.

Mr. Bonura: Thank you.



# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Health

124 MAIN STREET

GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

April 14, 1988

RE: Anthony's Pier 9  
Town of New Windsor

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

The plans do not indicate any changes in the existing kitchen or dining room facilities; therefore, no review is indicated by the Health Department.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

TOWN OF NEW WINDSOR  
BUREAU OF FIRE PREVENTION  
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 88-17

FIRE BUREAU

REFERENCE NUMBER: 88-20

SITE PLAN FOR: Anthony's Pier 9

ADDRESS: Route 9W; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 April 19 88.

☒ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☐ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED: Stephen W. R.



Louis Holmbeck  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT**  
**239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 17-88 M  
County I.D. No. 37 / 1 / 25,26,27

Applicant Anthony's Pier 9

Proposed Action: site plan

State, County, Inter-Municipal Basis for 239 Review within 500 feet of 9W

County Effects: Landscaping of the parking area and the perimeter of the site would help soften the harsh visual impact of these areas.

Related Reviews and Permits \_\_\_\_\_

County Action: XXXXXX Local Determination \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

April 27, 1988  
Date

☐ Postcard Returned  
Date \_\_\_\_\_

Peter Garrison  
Commissioner

Anthony's Pier 9  
88-17

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, **D.O.T.** O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
Anthony's Pier 9 has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

*No Comments.*

*Don Greene*

HIGHWAY SUPERINTENDENT

*N.Y.S. D.O.T. 4/8/88*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Anthony Pier 9 88-17

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Rosenthal for the building or subdivision of

Anthony Pier 9 has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason.

will not interfere with existing water service

HIGHWAY SUPERINTENDENT

*John D. DeLo*  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE \_\_\_\_\_



Anthony's Pier 9  
88-17

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Rosembaum AIA for the building or subdivision of  
Anthony's Pier 9 has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Already Tied-in to Sewer

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Samuel D. Masten Jr.  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

April 6, 1988  
\_\_\_\_\_  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Anthony's Pier 9
2. Name of Applicant Joseph Bonura Phone 565 3390  
Address 87 Rte 9W Newburgh NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Mary E. Bonura Phone 565 4210  
Address 87 Rte 9W Smith Newburgh NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Marshall Rosenblum Phone 562 0270  
Address 6 Fullerton Ave Newburgh NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address None  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Rte 9W  
\_\_\_\_\_ feet 1/4 mile (Street)  
of Union Ave (Direction)  
(Street)
7. Acreage of Parcel 5.42 8. Zoning District NC
9. Tax Map Designation: Section 37 Block 1 Lot 25, 26, 27
10. This application is for Amended Site Plan
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? Yes

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

23rd day of March 1988

Lynn M. Vance  
Notary Public

Joseph P. Brown  
(Owner's Signature)

Joseph P. Brown  
(Applicant's Signature)

Don. M. J.  
(Title)

LYNN M. VANCE  
Notary Public, State of New York  
No. 4911142  
Appointed in Orange County  
My Commission Expires November 14, 1989

REV. 3-87

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title:

*Anthony's Pier 9*

Location:

*101 Rte 9W South New Windsor, NY*

ID Number:

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature:

*John B. [Signature]*

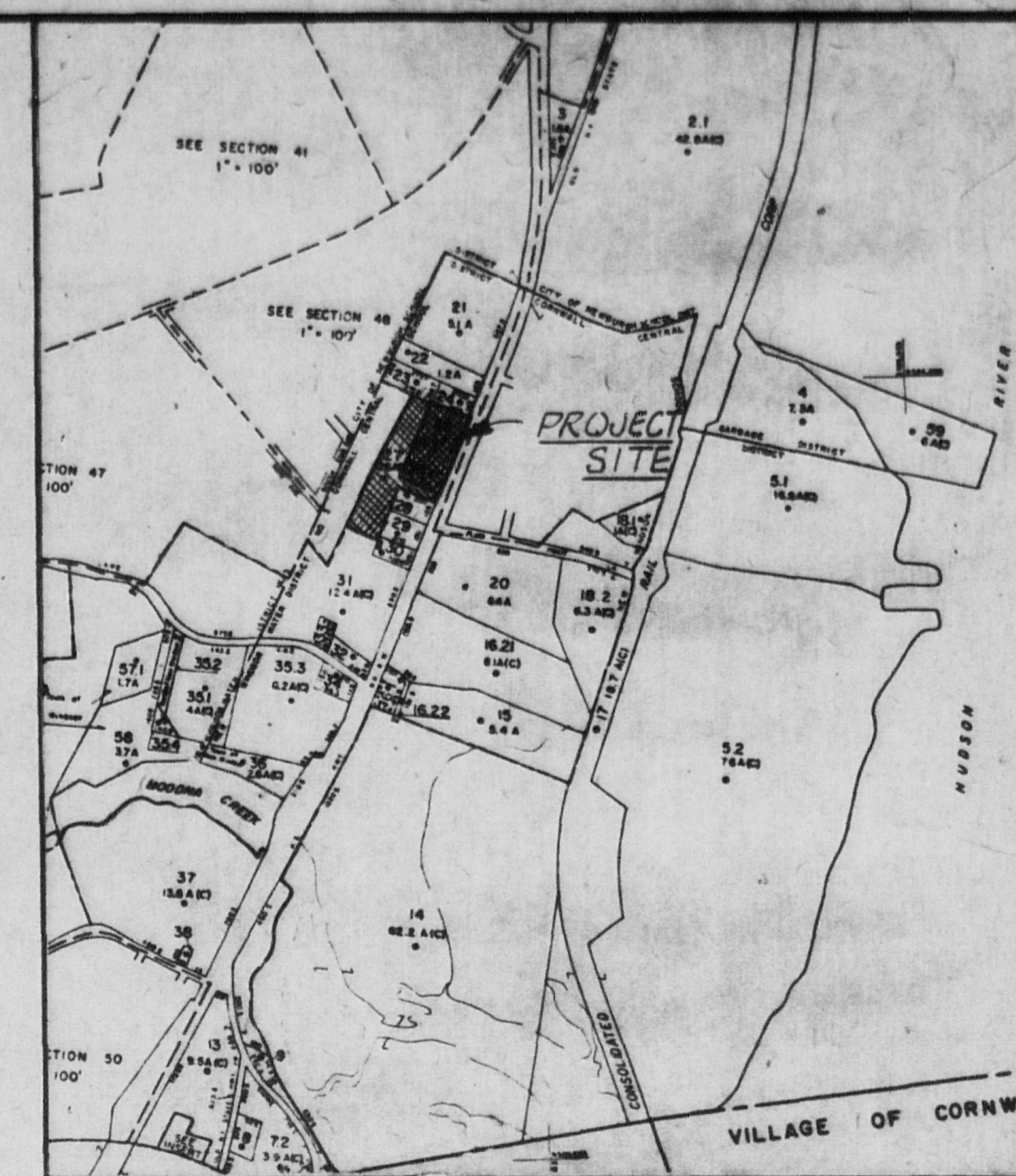
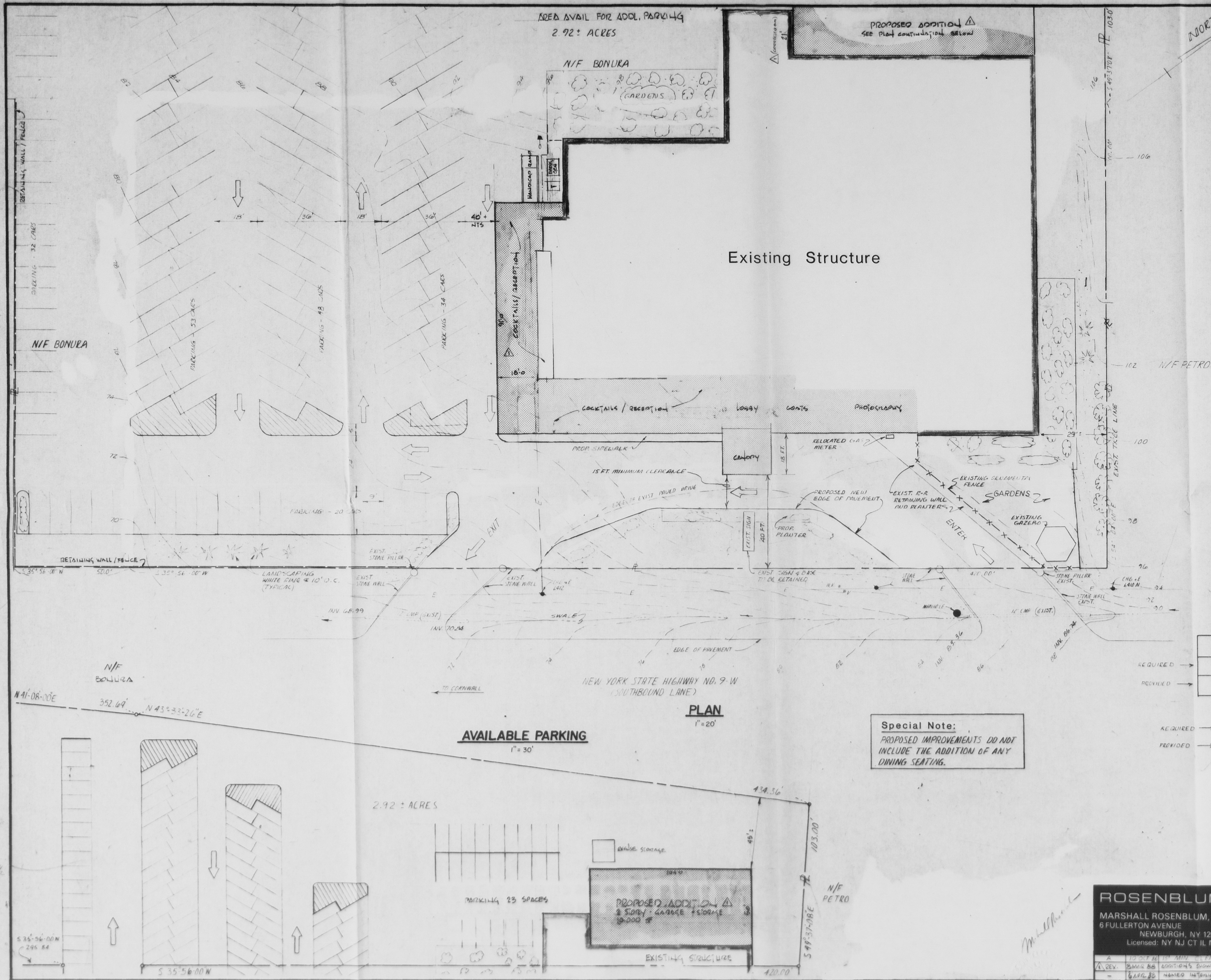
Date:

*3-22-88*

Preparer's Title:

Agency:






AREA LOCATION MAP  
SCALE: 1" = 800'

- NOTES:**
1. BEING A PROPOSED SITE DEVELOPMENT OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 27, BLOCK 1, LOTS 25, 26, 27
  2. PROPERTY OWNER AND DEVELOPER: MARY E. BONURA, 87 ROUTE 3W, NEW WINDSOR, N.Y. 12550
  3. PROPERTY AREA - 5.42 ACRES
  4. PROPERTY ZONE: NC
  5. PROPERTY USE: RESTAURANT
  6. PARKING REQUIRED: 450 SEATS @ 1 SPACE PER 3 SEATS = 150 PARKING PROVIDED: 210 SPACES (EXISTING)
  7. EXISTING INFORMATION SHOWN HEREON BASED ON A SITE PLAN DATED 4/28/82 BY MICHAEL J. HANSEN, CONSULTING ENGINEER, P.E. AND FIELD OBSERVATIONS OF 14 AUGUST 1986

ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)
NC	AA	10,000	100	40
—	—	12,410	305	40

REQUIRED SIDE YARD / TOTAL SIDE YARD (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOD AREA RATIO	MAX. BUILDING HEIGHT (IN FT.)
75/35	15	1	2 STORIES OR 35'
1 30/255	45' 		16'-10"

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 11-13-88  
BY LAWRENCE JONES  
SECRETARY

**ROSENBLUM AIA**  
MARSHALL ROSENBLUM, ARCHITECT  
6 FULLERTON AVENUE P.O. BOX 2966  
NEWBURGH, NY 12550  
Licensed: NY NJ CT IL NCARB

**ANTHONY'S PIER 9'**  
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn by: [Signature]  
Checked by: [Signature]  
Scale: AS SHOWN  
Date: 10/10/88  
Job No: [Blank]

**SITE PLAN**

Sheet 1 of 1